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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0185.0A

**P.C. DATE:** April 8, 2014

**SUBDIVISION NAME:** Blazek Subdivision

**AREA:** 0.333

**LOT(S):** 1

**OWNER/APPLICANT:** Jason Blazek

**AGENT:** I.T. Gonzalez Engineers  
(Bill Graham)

**ADDRESS OF SUBDIVISION:** 1100 Taulbee Ln

**GRIDS:** K29

**COUNTY:** Travis

**WATERSHED:** Waller Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**NEIGHBORHOOD PLAN:** MLK

**PROPOSED LAND USE:** Single-family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Blazek Subdivision. The proposed plat is composed of 2 lots on 0.333 acres. The existing tract is a legal tract and is developed with an existing single-family home. The resubdivision proposes to divide the legal tract into two lots for single-family use. The existing single-family home will remain on the proposed Lot 1. The proposed Lot 2 has frontage and will take access onto Watson Rd., but also has frontage via a five foot strip to Taulbee Lane in order for utilities to not cross lot lines, (this is not a flag lot per code). All utilities are available from the City of Austin. The developer will be responsible for all costs associated with any required improvements including the any costs for connecting to City utilities.

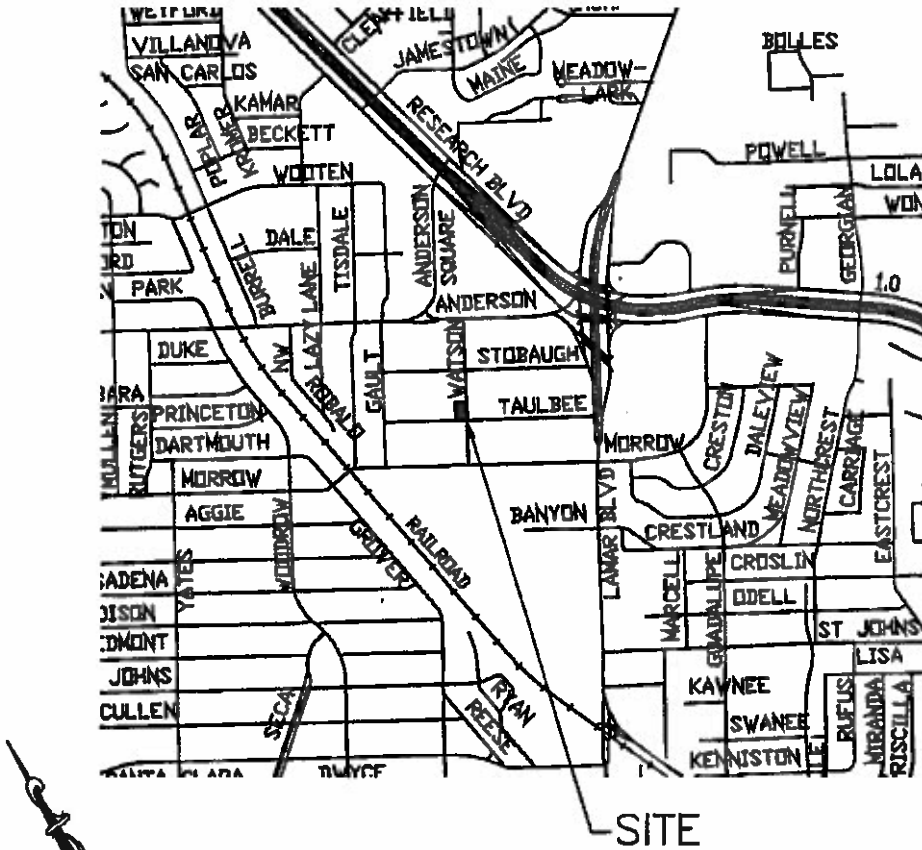
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

C11/2



VICINITY MAP  
N.T.S.

BLAZEK SUBDIVISION  
1100 TAULBEE LANE  
AUSTIN, TEXAS



11/3

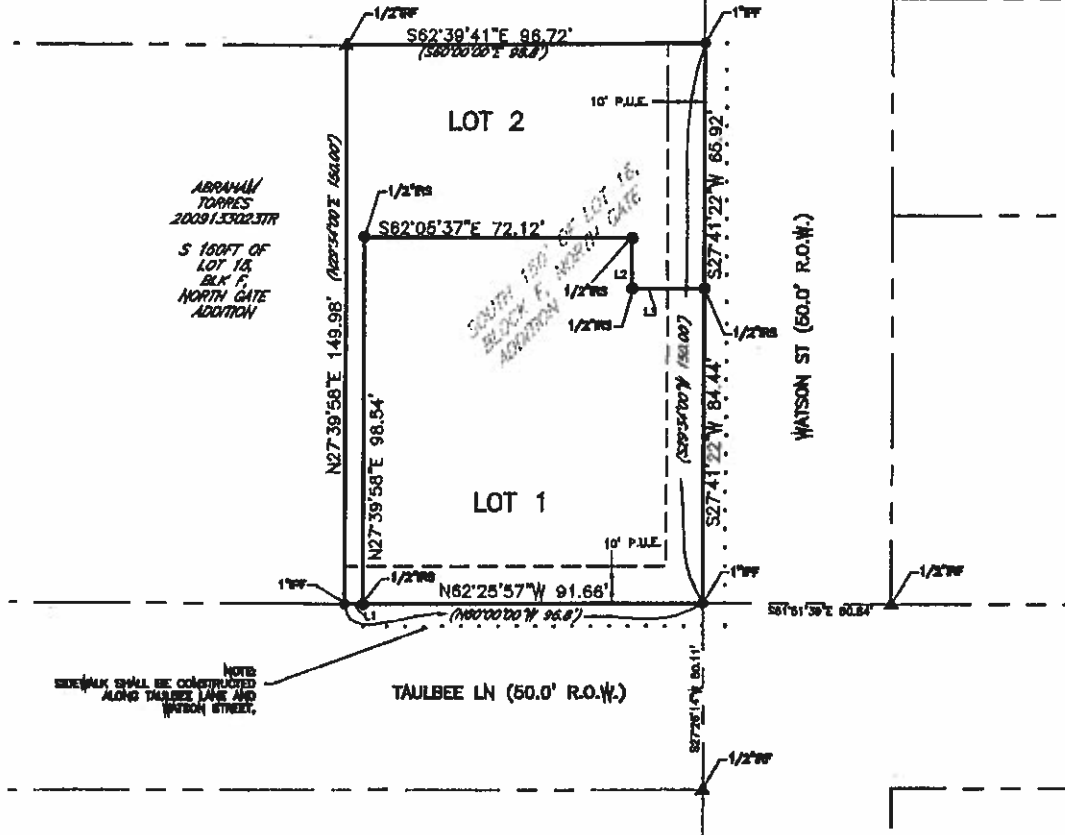
# BLAZEK SUBDIVISION

## LEGEND

- ▲ IRON ROD FOUND (RR)
- IRON PIPE FOUND (RP)
- IRON ROD SET (RS)
- RECORD DATA
- ... SIDEWALK TO BE CONSTRUCTED

ROWLEY FAMILY TRUST &  
JOE HELEN ROWLEY  
2013184423TR  
  
N 78FT OF LOT 15-16,  
BLK F, NORTH GATE ADDITION

ABRAHAM  
TORRES  
2009133023TR  
  
S 180FT OF  
LOT 16,  
BLK F,  
NORTH GATE  
ADDITION



NOTE:  
SIDEWALK SHALL BE CONSTRUCTED  
ALONG TAULBEE LANE AND  
WATSON STREET.

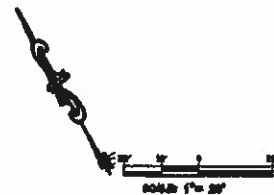


VICINITY MAP  
N.T.S.

TREE SURVEY NOTE:  
NO TREES WITH TRUNK DIAMETER OF 19\"/>

LINE TABLE	
BEARING	DISTANCE
L1 N27°41'22\"/>	

LOT SIZE	
LOT	SQ.FT.
1	8743.37
2	8778.38
TOTAL	14519.75



SHEET 2 OF 2  
CASE 8CG-2043-0185.AA

**L.T. GONZALEZ ENGINEERS**  
SURVEYING FIRM REGISTRATION NO. 20572-2  
ENGINEERING FIRM REGISTRATION NO. P-3626  
3201 MANOR ROAD  
AUSTIN, TEXAS 78723  
TEL: 512-447-7400 FAX: 512-447-4389

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**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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Case Number: C8-2013-0185.0A  
 Contact: Don Perryman, 512-974-2786  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Planning Commission, April 8, 2014

Steve Boren

Your Name (please print)

1115 Stbaugh 28252

Your address(es) affected by this application

*[Handwritten Signature]*

Signature

3-22-14

Date

Daytime Telephone: 512-917-6013

Comments: I don't disagree with  
 subdivisions at all but this  
 blatant gerrymandering of the  
 new lot in order to get the  
 minimum square footage is  
 ridiculous.

I am in favor  
 I object

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810

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Case Number: C8-2013-0185.0A

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, April 8, 2014

Ryan Young  
Your Name (please print)

7801 Watson St., Austin TX 78757

Your address(es) affected by this application

*[Signature]*  
Signature

3/17/14  
Date

Daytime Telephone: 512-293-5305

Comments:

I am in favor  
 I object

If you use this form to comment, it may be returned to:  
City of Austin – Planning & Development Review Dept./4<sup>th</sup> Fl  
Don Perryman  
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Austin, TX 78767-8810

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Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, April 8, 2014

Trulie Young  
Your Name (please print)

I am in favor  
 I object

7801 Watson St. Austin TX 78757  
Your address(es) affected by this application

Trulie 3/17/14  
Signature Date

Daytime Telephone: 512 351 5844

Comments: \_\_\_\_\_

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3/4

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 Cindy Casillas, 512-974-3437  
 Public Hearing: Planning Commission, April 8, 2014

Thomas C. Williams  
Your Name (please print)

I am in favor  
 I object

1110 Stobough St. Austin, TX 78757  
Your address(es) affected by this application

*Thomas C. Williams*  
 Signature  
 3-25-14  
 Date

Daytime Telephone: 512-963-1766

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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Case Number: C8-2013-0185.0A

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, April 8, 2014

Joyce GOSH

Your Name (please print)

I am in favor  
 I object

7705 Watson Street

Your address(es) affected by this application

Joyce Gosh

Signature

29 April

Date

Daytime Telephone: 512-371-1702

Comments: There is no place to park cars and a low story ugly concrete and metal building is objectionable.

If you use this form to comment, it may be returned to:  
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Don Perryman  
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